

LOT SPLIT APPLICATION

Dodge County, Nebraska

Agenda Item # 14.6
Date 2-2-05

Date 12-23-04

Property Owner's Name Wayne + Linda Stuehmer

Address: 647 Co Rd. 18 Hooper Nebr.

Phone No. 402-654-2154

Legal Description of the Property to be split SW 1/4 Sec. 18 T18 R 7

Number of Acres being split off 13.83 Zoning District proposed split is in A-1

Total Number of Acres the subdivision subdivided from _____ acres

Is a new access route needed or proposed? YES or NO

Is a vacation of streets, alleys, setback lines, access control or easement required or proposed? YES or NO

Will a lot split result in significant increase in service requirements; e.g. Utilities, schools, traffic control, streets, county roads, etc. or will it interfere with maintaining existing service levels? YES or NO

Will this action result in a tract without direct access to a street or county road? YES or NO

Has the lot been previously split in accordance with these Regulations? YES or NO

Applicant's Name (print) Wayne Stuehmer Linda Stuehmer

Applicant's Address 647 C R 18 Hooper, NE 68031

Applicant's Signature Wayne Stuehmer Linda Stuehmer

OFFICE USE ONLY

Permit No. 05-01

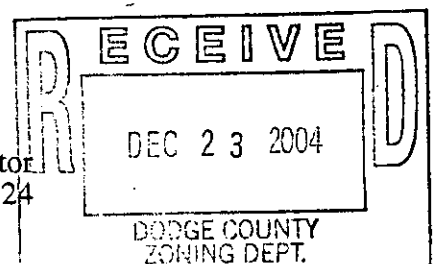
Date 1-18-05 Approved _____
Disapproved _____

Chairman, Dodge County Planning Commission

Date 2-02-05 Approved _____
Disapproved _____

Chairman, Dodge County Board of Supervisors

Dodge County Planning and Zoning Administrator
435 N. Park, Fremont, NE 68025 402/727-2724



The Zoning Administrator or Building Inspector, who may be accompanied by others, is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

In consideration of the issuance of this Certificate, the applicant hereby certifies that the information in this application is true and correct, and hereby certifies that compliance with the zoning, subdivision and floodplain regulations which are in effect have been met.

Applicant's Signature Wayne Stuehmer Mailing Address 647 C R 18
Ronda Stuehmer Hopewell, NE 68031

OFFICE USE ONLY

PERMIT NO. 05-02

Permit when issued is Transferrable/Transferrable Upon Renewal

Date 1-18-05 Approved _____
Approved with Added Conditions _____
Disapproved _____

Chair, Dodge County Planning Comm

Date 2-02-05 Approved _____
Approved with Added Conditions _____
Disapproved _____

Chair, Dodge County Board of Comm

____ See attachment for added conditions.

ATTEST _____
Dodge County Clerk

Dated this _____ day of _____ 20__

APPLICATION FOR CONDITIONAL USE
Dodge County, Nebraska

Date 12-23-04
Property Owner's Name Wayne & Linda Stuehmer
Address: 647 Co. Rd. 18 Hooper Neb.
Phone No. 402-654-2154 (Home) _____ (Work)

Pursuant to the Dodge County Zoning Regulations, application is hereby made for the following proposed use of property or structure: _____

Section 18 Township 18 Range 7 Lot No. _____
Location within Section SW 1/4 SW 1/4 18 Lot Size 13.83 (Sq.Ft./Acres)
Estimated Cost of Structure/Use \$ _____ Zoning District A-1

Will use in all other respects conform to the applicable regulations of the district in which it is located? yes
Will use conform to all other applicable regulations and laws of any governmental jurisdiction? yes

How are Adjoining Properties Used (Actual Use)

North <u>Farm</u>	South <u>Farm</u>
East <u>Farm</u>	West <u>Farm</u>

Justification

You must justify your request. Questions 1 through 4 must be answered completely.

1. What is the general character of the area? Describe.
2. Can soil conditions support the proposed development? What is the soil classification of the area?
3. Will use have adequate water, sewer and drainage facilities (approved by the Dodge County Board of Health, Dodge County Board of Supervisors, and the State of Nebraska Department of Health)? _____
4. Will ingress and egress be so designed as to minimize traffic congestion in the public streets/roads? _____
How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be?

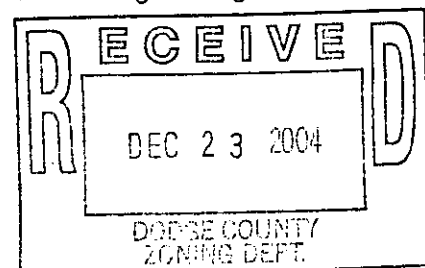
Enclosed:

Site Plan ☒ Soil Suitably Map _____ Easements _____
Conditions and requirements pending approval of application for a proposed operation and waste disposal plan from the DEQ or other applicable State Agency _____

If Exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.)

Application Fee of \$ 50.00 is Non-Refundable.

Dodge County Planning & Zoning Administrator
435 N. Park, Rm. 204, Fremont, NE 68025
(402)727-2724



APPLICATION FOR NO-FEE RESIDENTIAL REGISTRATION PERMIT
(A-1, A-2, and A-3 Agricultural Districts)
Dodge County, Nebraska

"I certify that I am the applicant for a residential use permit to allow a residential use in the A-1, A-2, or A-3 Agriculture Districts. I certify that I have read the following preamble to the A-1 Agriculture-Intensive District contained in the Dodge County Zoning Regulations and that I understand that there are permitted uses and named conditional uses allowed in the A-1, A-2, and A-3 Agriculture Districts that may not be compatible with a residential use in the district. I further understand that residential uses in the A-1, A-2, and A-3 Districts are not given the same provision of services, amenities and protection from other land uses that are afforded to residential uses by the regulations of other districts and that the A-1, A-2, and A-3 District Regulations are not intended to afford such services, amenities and protections to residential uses located therein."

The A-1 Agricultural District regulations are intended to provide for the use and conservation of agricultural land, to protect the value of such land, and to protect it from indiscriminate residential and urban development and other incompatible and conflicting land uses; to conserve and protect the value of open space, wooded areas, streams, mineral deposits and other natural resources and to protect them from incompatible land uses and to provide for their timely utilization; to provide for the location and govern the establishment and operation of land uses which are compatible with agriculture and are of such nature that their location away from residential, commercial and industrial areas is most desirable; to provide for the location and govern the establishment of residential uses which are accessory to and necessary for the conduct of agriculture and to provide for the location and govern the establishment and use of limited non-agricultural residential uses. Such non-agricultural residential uses shall not be so located as to be detrimental to or conflict with other uses which are named as permitted or conditional uses in this district and are appropriate to other property in the area. The nature of the A-1 District and the uses allowed outright or by conditional use precludes the provision of services, amenities and protection from other land uses which are afforded to residential uses by the regulations of other districts, and it is not intended that the A-1 District regulations afford such services, amenities and protection to residential; uses located therein.

"I understand that if the County Board of Dodge County approves my no-fee residential registration permit application and I establish a residential use in the A-1, A-2, or A-3 Agricultural Districts that such land use has no additional rights granted to it that is granted of other uses allowed by either permit or by conditional use in the A-1, A-2, and A-3 Districts. I certify that I have been given a copy of this attachment."

Signature of Applicant:

Wayne Strubbe Linda Strubbe
Address of Applicant: 647 C R 18 Hooper, NE 68031

In witness whereof, the parties aforesaid have hereto set their hand with this application 23 day of Dec 04

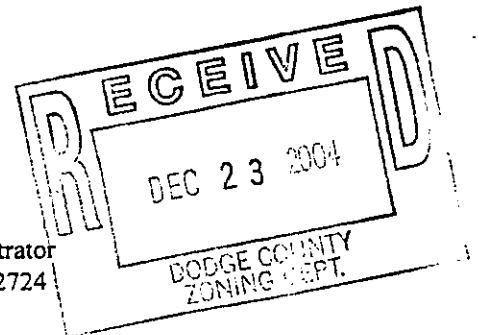
Date filed with Dodge County Joint Planning Commission: 1-18-05

Date filed with Dodge County Board of Supervisors: _____

Jean Andrews

Dodge County Zoning Administrator or County Building Inspector

Dodge County Planning and Zoning Administrator
435 N. Park, Fremont, NE 68025 402/727-2724



APPLICATION FOR NO-FEE RESIDENTIAL REGISTRATION PERMIT

(cont.)

**(A-1, A-2, and A-3 Agricultural Districts)
Dodge County, Nebraska**

Permit No. 05-01

Property Owner's Name Wayne & Linda Stuehmer

Address 647 Co Rd 18 Hooper, Ne. 68031

Legal Description SW 1/4 SW 1/4 Sec. 18, T18N, R 7E

Lot Size and Number of Acres 13.83 acres

Distance from Nearest Livestock Operation _____

Single-family dwellings are not permitted on tracts without legal access to an improved road and owners must sign no-fee Residential Registration Permit Application prior to a 10-day waiting period before a building permit is granted. The Residential Use Permit is valid for the length of the building permit and must be signed and filed with the Dodge County Planning Commission and Zoning Administrator and a copy filed with the Dodge County Register of Deeds. Once the dwelling is constructed, the Residential Registration Permit is valid for the life of the dwelling.

Will the Residential Use in all other respects conform to the applicable regulations of the Zoning District in which it is located? YES or NO

Applicant's Signature Wayne Stuehmer Linda Stuehmer

Mailing Address 647 C R Hooper, NE 68031

Telephone No. 402 654-2154

OFFICE USE ONLY

Wayne Stuehmer has been granted a no-fee Residential Registration Permit, under the following conditions and/or limitations, all of which must be complied with by applicant for said permit

Date 1-18-05

Chairman, Dodge County Planning Commission

Dodge County Planning and Zoning Administrator
435 N. Park, Fremont, NE 68025 402/727-2724

DODGE COUNTY
BUILDING INSPECTION
AND
ZONING ADMINISTRATION

GERALD W. ANDERSON
Building Inspector

Courthouse
435 N. Park, Room 204
Fremont, Nebraska 68025
Phone: (402) 727-2724

JEAN ANDREWS
Zoning Administrator

January 7, 2005

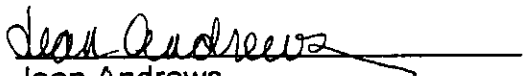
Wayne & Linda Stuehmer
647 County Rd. 18
Hooper, NE 68031

Good Day!

Enclosed please find a copy of the agenda for the January 18, 2005 meeting of the Dodge County Planning Commission. The meeting begins at 7:30 P.M. and is located on third floor of the courthouse. You will need to come to the north door for admission to courthouse. I cannot stress enough for you or your representative to make every effort to attend this meeting to answer the board's questions. In addition, the county board will meet on your request on Wednesday, February 2, 2005 at 9:35 A.M.

If you have any questions, please feel free to contact my office.

Thank you,


Jean Andrews,
Dodge County Zoning Administrator

Enclosure
Cc: File

DODGE COUNTY
BUILDING INSPECTION
AND
ZONING ADMINISTRATION

GERALD W. ANDERSON
Building Inspector

Courthouse
435 N. Park, Room 204
Fremont, Nebraska 68025
Phone: (402) 727-2724

JEAN ANDREWS
Zoning Administrator

January 7, 2005

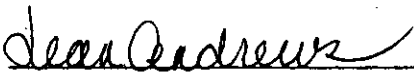
Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing at 7:30 P.M., January 18, 2005 in the Board of Supervisors to consider the request of Wayne & Linda Stuehmer of 647 County Rd. 18, Hooper, NE 68031 to subdivide a tract of land containing 13.83 acres and to obtain a Conditional Use Permit as per Article 12, Section 2. Conditional Uses, Section 2.1 located in SW1/4 SW 1/4 Section 18, Township 18 North, Range 7 East in Maple Township, Zoning District A-1, Intensive Ag.

The Dodge County Planning Commission will hold a public hearing on this matter at 7:30 P.M., Tuesday, January 18, 2005 in the Board of Supervisors Room, Third Floor of the Courthouse, Fremont, NE. Since your property adjoins the property requesting the conditional use request, it is a requirement that we notify you of such hearing.

If you have any objections or comments of this proposal, please send them in writing to this office or appear at the meeting and express them verbally.

Thank you,



Jean Andrews,
Dodge County Zoning Administrator

Cc: File

Dodge County, Nebraska

NOTICE TO PROPERTY OWNERS

PUBLIC HEARING CASE NO. _____

OWNER: Wayne Stuehmer
647 Co Road 18
Hooper, NE 68031

Proposed Subdivided Tract:
The Southwest Quarter of Section 18, Township 18 North, Range 7 East of the
6th P.M., Dodge County, Nebraska.

Parties in Interest

A notice of hearing shall be sent to non - resident landowners of land being
considered in said hearing. (300.0 Feet)

Name	Address
Robert J and Joyce M Jacobs	1620 Twin Ridge Road Lincoln, NE 68506
Alvin J Kloke, Trustee	1532 Co Road 13 Ames, NE 68621
Lou Ann Henkens	3505 SO 95th Street Omaha, NE
Darlene Mae Kroeger and Dorothy Ann Kroeger	% Pathfinder Co. 1416 E 23rd Street Fremont, NE 68025
Raymond J O'Connor Eloise O'Connor, Surviving Wife	1627 Co Road Q Ames , NE 68621-9715
Donna Lea O'Connor, Trustee	%Lallman and Paulson P O Box 672 Fremont, NE 68026-0672
Raymond H and Roberta M Johnson	1264 Foothill Road Ames, NE 68621

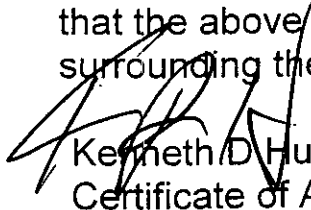
Raymond H Johnson

1264 Foothill road
Ames, NE 68621

Robert and Amy Fahnestock

2323 Belwood Dr Trlr 27
Grand Island, NE 68801

I Kenneth D Hurt a Registered Abstracter in the State of Nebraska, Certifies that the above names and address are the parties that own property surrounding the proposed site of a County variance application.



Kenneth D Hurt
Certificate of Authority # 405
December 10, 2004

SURVEY RECORD

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18-T18N-R7E OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA.

CORNER TIES: (HORIZONTAL DISTANCES)

SW COR. SW1/4 SEC. 18-T18N-R7E
FOUND A 1-1/2" (OD) OPEN TOP PIPE 0.3' BELOW THE ROAD SURFACE.
E 28.15' TO A NAIL IN THE S-FACE OF A CORNER FENCE POST
ENE 29.88' TO A NAIL IN THE N-FACE OF A BRACE POST
NE 38.13' TO A NAIL IN THE SE-FACE OF A 24" TREE
N 2665.37' TO THE NW COR. SW1/4 OF SECTION 18-T18N-R7E
W 7.2' +/- TO THE CENTERLINE OF A NORTH-SOUTH COUNTY ROAD

SE COR. SW1/4 SEC. 18-T18N-R7E
FOUND A 3/4" (OD) OPEN TOP PIPE 0.2' DEEP.
N 2.77' TO "X" NAILS IN THE E-FACE OF A CORNER FENCE POST
W 22.38' TO "X" NAILS IN THE S-FACE OF A BRACE POST
ENE 49.92' TO A GOD SPIKE IN TOP OF A 12" TREE STUMP
N 1.5' +/- TO A FENCE LINE WEST
W 1.0' +/- TO A FENCE LINE SOUTH

NW COR. SW1/4 SEC. 18-T18N-R7E
FOUND AN ALUMINUM CAP "STAMPED DODGE CO. SURVEYOR, G.C. 1993", 0.4' BELOW THE ROAD SURFACE.

SW 30.19' TO A NAIL & DISK "STAMPED DODGE CO. SURVEYOR" IN THE N-FACE OF AN UNDERGROUND UTILITY WARNING POST

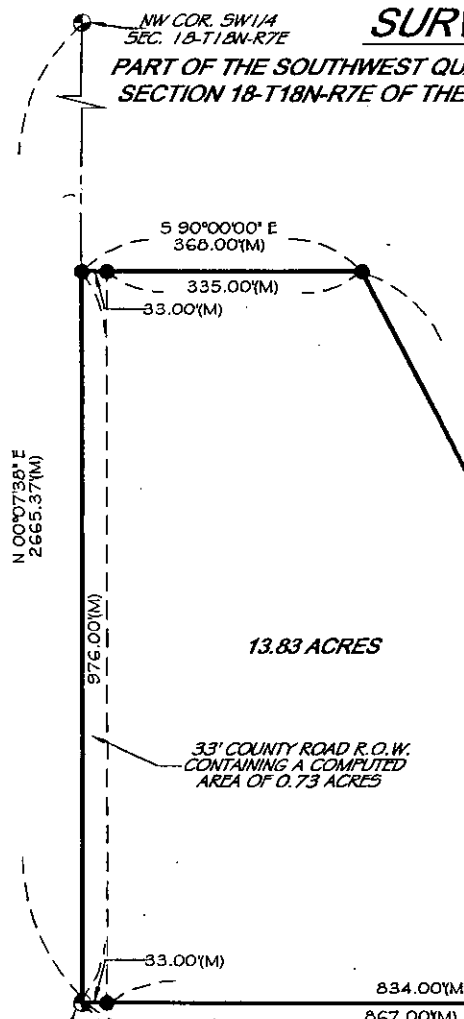
W 33.20' TO A NAIL & DISK "STAMPED DODGE CO. SURVEYOR" IN THE S-FACE OF A POWER POLE

E 31.81' TO A NAIL & DISK "STAMPED DODGE CO. SURVEYOR" IN THE N-FACE OF AN END FENCE POST

NE 39.77' TO A P.K. NAIL IN THE N-END OF A NORTH-SOUTH 12" CMP ON LINE WITH A FENCE LINE EAST

SOUTH LINE OF THE SW1/4 OF SECTION 18-T18N-R7E

SE COR. SW1/4 SEC. 18-T18N-R7E



13.83 ACRES

33' COUNTY ROAD R.O.W. CONTAINING A COMPUTED AREA OF 0.73 ACRES

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 7 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

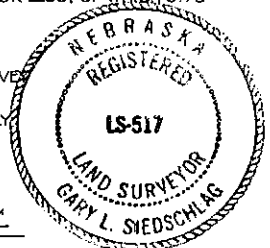
BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER SOUTHWEST QUARTER AND ASSUMING THE SOUTH LINE OF SAID SOUTHWEST QUARTER SOUTHWEST QUARTER TO HAVE A BEARING OF N90°00'00"W; THENCE N00°07'38"E ON THE WEST LINE OF SAID SOUTHWEST QUARTER SOUTHWEST QUARTER, A DISTANCE OF 976.00 FEET; THENCE S90°00'00"E PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 368.00 FEET; THENCE S26°58'24"E, A DISTANCE OF 1095.18 FEET TO A POINT ON SAID SOUTH LINE; THENCE N90°00'00"W ON SAID SOUTH LINE, A DISTANCE OF 867.00 FEET TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 13.83 ACRES, MORE OR LESS, OF WHICH 0.73 ACRES BEING COUNTY ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE:

I, GARY L. SIEDSCHLAG, HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

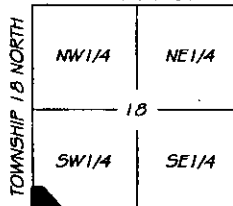
GARY L. SIEDSCHLAG, RLS 517

DATE 12/21/04



VICINITY SKETCH

DODGE COUNTY
NEBRASKA
RANGE 7 EAST



CLIENT NAME: OLSON & PEARSON AUCTION & REALTY
PROJECT NUMBER: SU - 1068
DATE: DECEMBER 20, 2004
FIELD BOOK: DODGE COUNTY #6
SCALE: 1" = 200'
REVISION DATE:
SHEET: 1 OF 1

LEGEND

- MONUMENT FOUND (50' REDUCED, UNLESS NOTED OTHERWISE)
- MONUMENT SET (50' X 24" REDUCED, WITH A PLASTIC CAP, UNLESS NOTED OTHERWISE)
- TEMPORARY POINT
- C.T.P. CRIMPED TOP PIPE
- O.T.P. OPEN TOP PIPE
- C COMPUTED DISTANCE
- D MEASURED DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE

NOTE: ALL BEARINGS ARE ASSUMED

GLS SURVEYING
INC.

1618 SHAMROCK BLVD.
YUTAN, NE 68073
OFFICE: (402) 625-2692
CELL: (402) 618-9133